

FOR SALE

22 Vyrnwy Place, Oswestry, Shropshire, SY11 1PA



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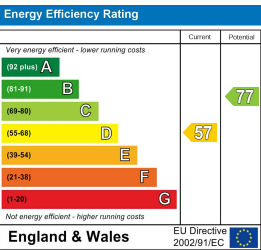
£85,000

22 Vyrnwy Place, Oswestry, Shropshire, SY11 1PA

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A one bedroom ground floor apartment ideally suited to a first time buyer or investment purchaser situated in a convenient location within easy level walking distance of the town centre. The property is available with the benefit of NO CHAIN. The accommodation in more detail provides: Entrance Porch, Hallway, Living Room, Kitchen, Bedroom, Bathroom. Garden and Parking.



01691 670 320

Oswestry Sales
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
E: oswestry@halls.gb.com



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Walking distance to Oswestry town centre



1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Ground Floor Apartment
- One Bedroom
- Cul-de-sac Location
- Garden and Parking
- No Chain
- Viewing Recommended

LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day to day needs of the area. Providing a good range of shopping and leisure facilities (One Mile From Oswestry Leisure centre) and schools. Affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

DIRECTIONS

From Halls office, proceed over the traffic lights into Cross Street, bearing right into Willow Street. Proceed up Willow Street passing the post office to your left hand side and take the turning right into Oakhurst Road just before the fire station. Proceed along Oakhurst Road and take the first turning right into Liverpool Road West and Vyrnwy Place will be viewed to your right hand side where the property will be observed towards the bottom on the right hand side.

THE ACCOMMODATION

A wooden entrance door leads into:

ENTRANCE PORCH

With a built in storage cupboard and part glazed door leading to:

HALLWAY

With an electric fuse box and built in airing cupboard.

LIVING ROOM

12'11" x 9'11"

UPVC double glazed picture window to the front elevation, electric storage heater, TV, telephone and satellite points.

KITCHEN

9'11" x 4'11"

With UPVC double glazed window to rear elevation, work surface, stainless steel sink and drainer, fitted base unit, built in storage cupboard.

BEDROOM

9'8" x 9'8"

With UPVC double glazed window to front elevation, electric storage heater, built in wardrobe.

BATHROOM

6'8" x 5'6"

Suite comprising of: bath with Triton shower over, pedestal wash hand basin, low flush WC.

OUTSIDE

To the front of the property there is an open plan lawn garden. There is parking to the side.

TENURE

We understand from the vendor(s) that the property is leasehold, confirmation of this should be sought by the prospective purchasers solicitor.

The lease commenced on 21st June 2022 for a term of 125 years. The vendor advises that the yearly ground rent is £75 per annum.

LOCAL COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
Council Tax Band 'A' on the council register.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.